

SITE DATA	
BUILDINGS	
RETAIL/OFFICE TOTAL	89,500 SF (HEATED)
PARKING CALCULATIONS	
REQUIRED PARKING:	
RETAIL 1/250 SF	259 SPACES
OFFICE 1/300 SF	83 SPACES
TOTAL REQUIRED	342 SPACES
PARKING PROVIDED	350 SPACES
SITE AREA	
LOT 1	119,659 SF (2.747 ACRES)
LOT 2	98,489 SF (2.261 ACRES)
TOTAL SITE	218,148 SF (5.008 ACRES)

NOW OR FORMERLY
MECKLENBURG COUNTY
TAX PARCEL NO. 047-312-02

NOW OR FORMERLY
MECKLENBURG COUNTY
TAX PARCEL NO. 047-312-02

NOW OR FORMERLY
CITY OF CHARLOTTE
TAX PARCEL NO. 049-336-02

NOW OR FORMERLY
MECKLENBURG COUNTY
TAX PARCEL NO. 049-336-01A

NOW OR FORMERLY
NC STATE HIGHWAY PATROL
TAX PARCEL NO. 049-336-01B

NOW OR FORMERLY
MARRIOTT RESIDENCE INN II
LIMITED PARTNERSHIP DEPARTMENT
TAX PARCEL NO. 047-211-04

NOW OR FORMERLY
HELMS, LOUIS M., JR. & WF. ANITA B.
C/O BOJANGLES 506
TAX PARCEL NO. 047-211-26

NOW OR FORMERLY
BOULEVARD MOTEL CORP.
C/O MANOR CARE INC
TAX PARCEL NO. 047-211-05

NOW OR FORMERLY
VILLAGE OAKS PROPERTIES
TAX PARCEL NO. 047-211-21

NOW OR FORMERLY
UNIVERSITY BANK PROP
C/O EASLEY MCCAULEY & ASSOCIATES, INC
TAX PARCEL NO. 047-211-08

NOW OR FORMERLY
FINANCIAL ENTERPRISES III LLC
TAX PARCEL NO. 047-271-03

NET AREA 119,659 SF
OR 2.747 ACRES
EXISTING - ZONED: O-2
PROPOSED - ZONED: B-1 (CD)

NET AREA 98,489 SF
OR 2.261 ACRES
EXISTING - ZONED: B-1 (CD)
PROPOSED - ZONED: B-1 (CD)

NOW OR FORMERLY
CHARLOTTE MECKLENBURG HOSPITAL AUTHORITY
TAX PARCEL NO. 049-311-08

CENTER DEVELOPMENT STANDARDS
LEGAL DESCRIPTION LOTS 1 AND 2
NEW HORIZON HOSPITALITY PROPERTY

Being that certain parcel or trace of real property located in the City of Charlotte, Mecklenburg County, North Carolina and more particularly described as follows:

BEGINNING at existing iron pin located in the easterly right-of-way margin of North Tryon Street (N.C. Highway 29; a 120' public right-of-way), said existing iron pin being located N 33-25-40 E 1,688.20 feet from N.C.G.S. Monument Station "Park" SPC 83 (having coordinates N 568.796 feet, E 1,478.791 feet, said existing iron pin also being the common corner with Lot 2 of the Resource Recovery Subdivision as shown on a plot thereof recorded in Map Book 23 at Page 396 of the Mecklenburg County Public Registry; thence from said POINT AND PLACE OF BEGINNING with the easterly right-of-way margin of North Tryon Street (N.C. Highway 29) N 29-45-7 E 256.86 feet to a new iron pin, said new iron pin being a common corner of Lot 3 of the New Horizon Hospitality property (now or formerly) as shown on a map thereof recorded in Map Book 29 at Page 667 of the Mecklenburg County Public Registry; thence S 57-49-48 E 489.62 feet to a new iron pin, said new iron pin being the southeastern corner of Lot 3 of said New Horizon Hospitality property; thence W 49-05-01 E 112.96 feet to a new iron pin, said new iron pin located in the southerly right-of-way margin of East W. T. Harris Boulevard (a 200' public right-of-way); thence with the circular curve to the right having a radius of 342.46 feet (chord bearing S 29-35-38 E 342.34 feet) to an existing iron pin located at the intersection of the southerly right-of-way margin of East W. T. Harris Boulevard and a 40' ingress/egress easement recorded in Deed Book 8593 at Page 426, said existing iron pin also being a common corner with the property of Mecklenburg County (now or formerly) shown as part of Tract 1 on a plot thereof recorded in Map Book 11 at Page 223; thence with the westerly boundary of said 40' ingress/egress easement S 51-37-29 W 273-71 feet to an existing iron pin, said existing iron pin, said existing iron pin being a common corner with said property of Mecklenburg County (now or formerly); thence continuing with a common boundary of said property of Mecklenburg County (now or formerly) the following two courses and distances: (1) N 36-56-57 W 103.60 feet to an existing iron pin and (2) N 56-51-43 W 230.54 feet to an existing iron pin, said existing iron pin being a common corner with the property of N. C. State Highway Patrol (now or formerly) and shown as Lot 2 of the Resource Recovery Subdivision on a plot thereof recorded in Map Book 23 at Page 396; thence with said boundary of the property of N. C. State Highway Patrol (now or formerly) the following three courses and distances: (1) N 57-36-35 W 30.66 feet to an existing iron pin, (2) N 34-40-47 E 69.87 feet to an existing iron pin, and (3) N 59-46-54 W 393.49 feet to an existing iron pin located in the easterly right-of-way margin of North Tryon Street (N.C. Highway 29), said existing iron pin being the POINT AND PLACE OF BEGINNING. Said property consisting of a total of approximately 5,208.00 acres as shown on that certain Map Showing a Revision of New Horizon Hospitality Property, Map 1 and consisting of Lots 2 and 3 as shown on said map recorded in Map Book 29 at Page 667 in the Mecklenburg County Public Registry.

GENERAL PROVISIONS

All development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the B-1 Zoning District Classification shall be followed in connection with development taking place on the Site. Subject only to the provisions set forth below under ARCHITECTURAL CONTROLS, the configuration, placement and size of the mixed use center as shown on this Technical Data Sheet are schematic in nature and may be altered or modified during design development and construction documents phases within the maximum building envelope lines established on this Technical Data Sheet and per section 6.206(2) of the Zoning Ordinance. This proposal is intended to enable the development of a mixed use project composed of office, retail service, and related uses as described below.

PERMITTED USES

(a) The property may be devoted to any use (including accessory use) which is permitted by right or under prescribed conditions in the B-1 (CD) Zoning District under the Ordinance, except that the property may not be devoted to the following uses: (i) automotive service station, including minor adjustments, repairs and lubrication; (ii) bus and train terminals; (iii) fences and fence material, retail sales within an enclosed building; (iv) funeral homes, embalming and crematories; (v) group homes for up to ten residents; (vi) recycling centers, drop-off; (vii) adult care homes; (viii) bed and breakfast; (ix) beneficial fill sites; (x) boarding houses; (xi) car washes; (xii) cemeteries; (xiii) dormitories; (xiv) equestrian oriented subdivision; (xv) jails and prisons; (xvi) land clearing and inert debris landfills; (xvii) nursing homes, resthomes and homes for the aged, and (xviii) fast food establishments with drive thru.

(b) The gross floor area of all buildings constructed on the Property cannot exceed 89,500 square feet.

SETBACKS

1. Building setbacks for the Property shall be as depicted on the Technical Data Sheet.
2. Parking will not be permitted in any setbacks or buffer except as shown on the site plan.

BUFFERS

Buffers are not required according to section 12.302 of the Ordinance.

LANDSCAPING/SCREENING

1. All landscaping and screening will meet or exceed the requirements of the Ordinance.
2. Petitioner will comply with all the tree requirements.
3. The trees along W.T. Harris Boulevard located in the setback may be removed to accommodate the grading and replaced with landscaping to meet or exceed the requirements of the Ordinance.

PARKING

1. Each of the parking areas depicted on the Schematic Site Plan Sheet RZ-2 may vary in size and location, but in all events, off street parking will meet the minimum standards established under the Ordinance.
2. Parking areas may be constructed inside and outside the building envelopes.

LIGHTING

1. A uniform lighting system will be employed throughout the Site.
2. All direct lighting within the Site shall be designed such that direct illumination does not extend past any property line. The maximum height of external light fixtures (include their bases) will be 30 feet. Consideration will be given to the impact of lighting both within and without the perimeter of the Site. Items for consideration will include intensity, cutoff angles, color, energy efficiency and shielding of sources of light. The intent being to eliminate glare towards adjacent streets and properties.
3. Decorative lighting may be used at the entrances from Highway 29 and W. T. Harris Boulevard as permitted by the Charlotte Department of Transportation.
4. Wall-pac type lighting will not be allowed.

SIGNS

1. A master signage system will be adopted and implemented throughout the Site. Detached signage will be allowed as per Chapter 13 or the Ordinance.
2. Temporary project signs may be located along Highway 29 and W. T. Harris Boulevard within the setback areas established on the Schematic Site Plan, but must be removed no later than 120 days after issuance of the first certificate for occupancy for space within the mixed use center.
3. Detached signs will be limited to 7 feet in height and 100 s.f. per face.

ACCESS POINTS (DRIVEWAYS)

1. The number of vehicular access points to the property shall be as reflected on the Technical Data Sheet RZ-1.
2. The placements and configurations of each access point are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to approval by the City of Charlotte Engineering Department, the NCDOT and the CDDT, as applicable.
3. As depicted on the Schematic Site Plan, the Petitioner intends to use the existing ingress and egress which are in place.

FIRE PROTECTION

1. Adequate fire protection in the form of fire hydrants will be provided to the Fire Marshall's specifications. Plans for each building will be submitted to the Fire Marshall's office for approval before construction of that building commences.
2. Fire hydrants will be located within the prescribed locations under Charlotte-Mecklenburg Building Code.

ARCHITECTURAL CONTROLS

1. The Petitioner commits that the front elevation and design of the mixed use center proposed for the property will be constructed in a design style and with the exterior materials similar in quality and appearance as shown on the schematic front elevation RZ-3. The actual design may vary from that shown on the schematic front elevation, so long as the design is similar in quality and overall appearance.
2. All dumpster areas will be screened in accordance with the requirements of the Ordinance. Each dumpster area will be enclosed on all four sides by a wooden fence, block or brick wall with one side being a hinged gate. If one or more sides of the dumpster area adjoin a rear wall of a building, the rear wall may be substituted for the fence along each such side.
3. The material used for the front and side elevations of the buildings comprising the mixed use center proper may be brick, stucco, or stucco-like materials and glass, stone, wood, wrought iron, or similar materials. The primary wall material shall be brick.
4. The rear elevations of any new buildings comprising the mixed use center property will be constructed of concrete block painted to match the color of the predominant material used in the construction of the front and side elevations.
5. All mechanical equipment, including roof top units, shall be screened from the normal view of a person standing at grade from W. T. Harris Boulevard and Highway 29 street grade.
6. Open area/pedestrian plazas will have a minimum area of 3,000 s.f. and will include benches, tables, and other pedestrian related amenities.

STORMWATER MANAGEMENT

1. Stormwater runoff from the Site will be managed through the existing system as depicted on the Schematic Site Plan. No stormwater detention will be located in the setbacks.

BINDING EFFECT

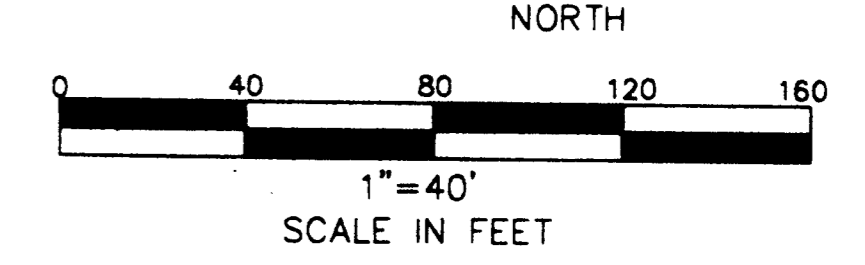
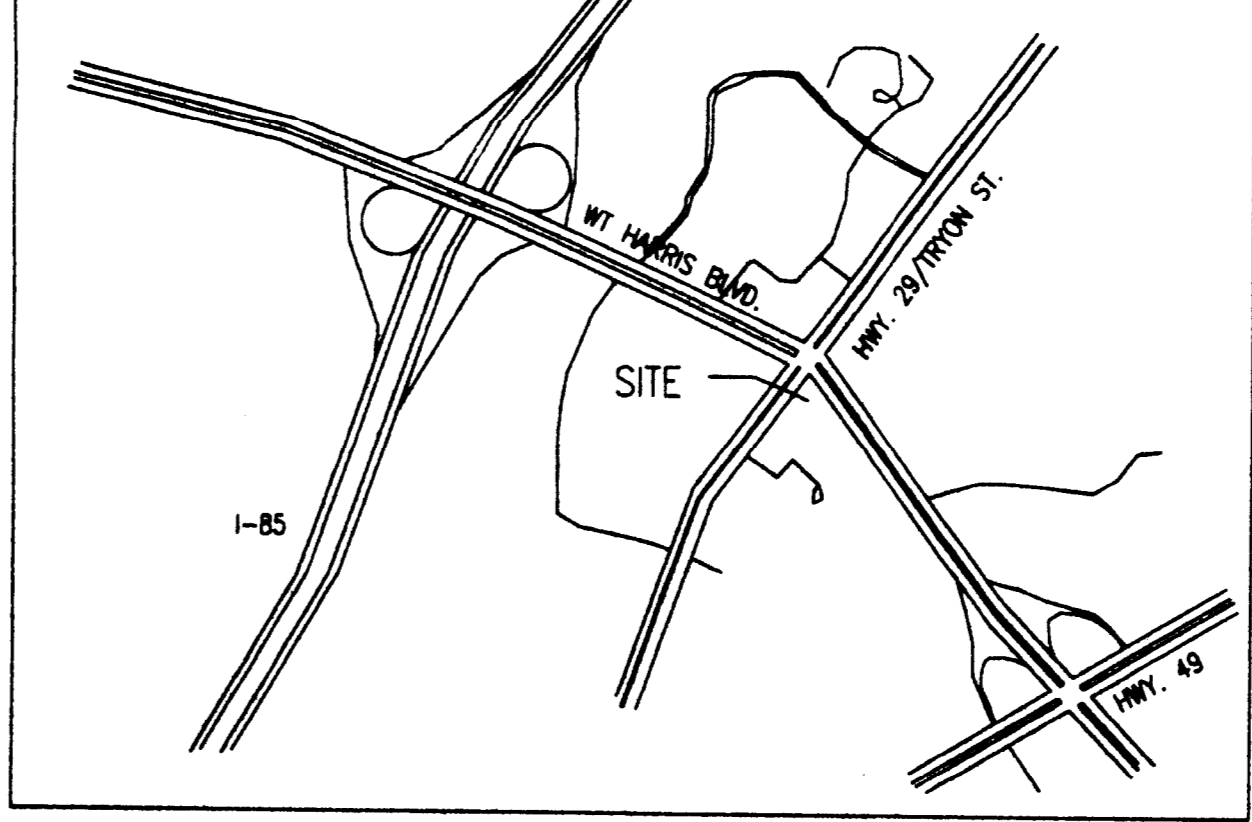
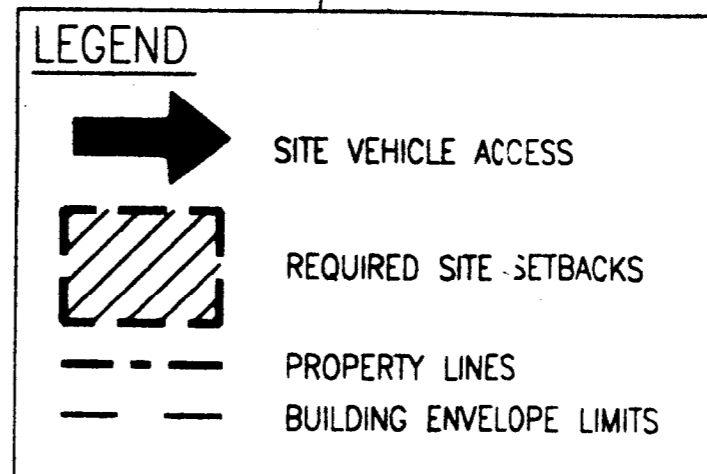
1. If the petitioner's rezoning petition is approved, the development established under these standards and the Technical Data Sheet shall, unless amended in the manner provided in the Ordinance, be binding upon and inure to the benefit of petitioners and their respective heirs, devisees, personal representatives, successors in interest, and assigns.

Phasing of Development: The Development will be phased as follows:

- Phase 1**
Up to 30,000 square feet of buildings on the site may be occupied upon the closer of the median on North Tryon Street across from the North Tryon street entrance to the site.
- Phase 2**
The remainder of the gross area of buildings on the site may be occupied upon either (a) connection of the site to Ken Hoffman Drive, or (b) the extension of McClough Drive to W.T. Harris Boulevard and a connection to the site.

The petitioner anticipates completion of the requirements called for in phase 1 and Phase 2 above for the benefit of the site, the Department of Motor Vehicles property and the Highway Patrol property at or about the same time.

McClough Drive:
Petitioner agrees, if and when McClough is extended along the southeastern border of the site (with access to the site from McClough Drive to release at no cost to the city, the access easement that currently exists within this potential route for McClough Drive, the access easement that currently exists within this potential route for McClough Drive, Petitioner further agrees, if and when the McClough Drive is extended to the Petitioner's site, to construct at Petitioner's expense the portion of McClough Drive extending from the rear of Petitioner's site, running along the southeastern border of the site, to the intersection with W.T. Harris Boulevard. This commitment by petitioner is contingent upon Mecklenburg County or any subsequent owner of the adjacent site providing the necessary rights-of-way and construction easements for construction of the subject section of McClough Drive.



"FOR PUBLIC HEARING"
PETITION No. 99-98
PETITIONER: THE GHAZI/CORNELSON GROUP
6234 CREOLA ROAD
CHARLOTTE, NC 28270
ATTENTION: MR. AFSHIN GHAZI

APPROVED BY CITY ENGINEER
DATE 10-18-99



875 Westport Drive
Charlotte, NC 28270
T 704.525.6188
F 704.561.8700

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THE GHAZI COMPANY/CORNELSON GROUP
6234 CREOLA ROAD
CHARLOTTE, NC 28270

WESTWIND CORNERS
EXHIBIT "A"
TECHNICAL DATA PLAN

Division President	VRETOS
Project Manager	HOLLIFIELD
Project Architect	WAGNER
Drawn By	WAGNER
Date Drawn	

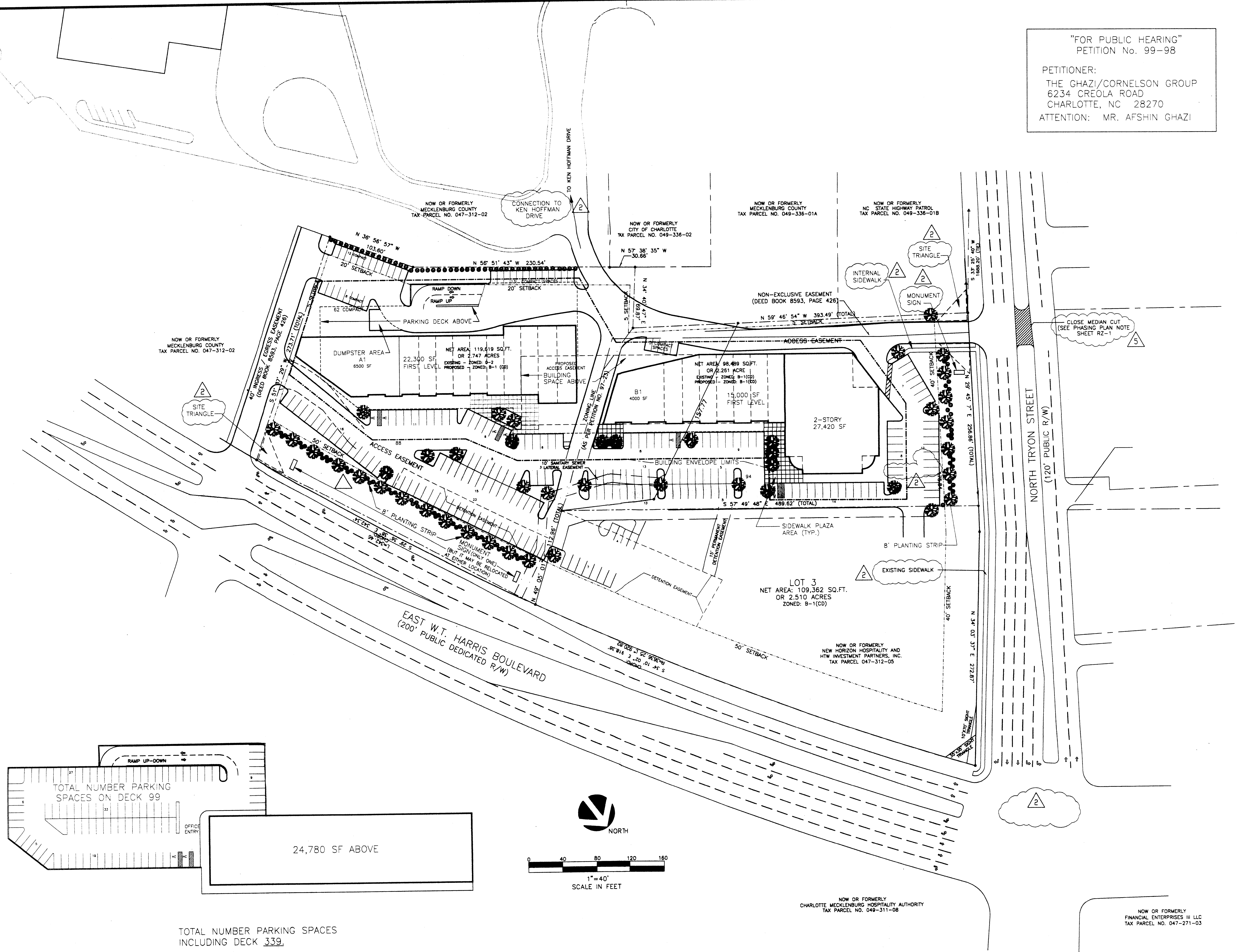
Revisions	
No. 1	Date 6-18-99
No. 2	Date 8-9-99
No. 3	Date 10-13-99
No. 4	Date
No. 5	Date
No. 6	Date
No. 7	Date
No. 8	Date
No. 9	Date
No. 10	Date
Issue Date:	5-20-99

Project Number	03-1994-00
Building	
Sheet	RZ-1

"FOR PUBLIC HEARING"
PETITION No. 99-98

PETITIONER:
THE GHAZI/CORNELSON GROUP
6234 CREOLA ROAD
CHARLOTTE, NC 28270
ATTENTION: MR. AFSHIN GHAZI

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NOW OR FORMERLY
MECKLENBURG COUNTY
TAX PARCEL NO. 047-312-02

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CITY OF CHARLOTTE
TAX PARCEL NO. 049-336-02

NOW OR FORMERLY
MECKLENBURG COUNTY
TAX PARCEL NO. 049-336-01A

NOW OR FORMERLY
NO. STATE HIGHWAY PATROL
TAX PARCEL NO. 049-336-01B

NOW OR FORMERLY
MECKLENBURG COUNTY
TAX PARCEL NO. 047-312-02

DUMPSTER AREA
A1
6500 SF

NET AREA: 119,619 SQ.FT.
OR 2.747 ACRES
EXISTING - ZONED: B-2
PROPOSED - ZONED: B-1 (CD)

PROPOSED
ACCESS EASEMENT
BUILDING
SPACE ABOVE

NET AREA: 98,488 SQ.FT.
OR 2.261 ACRE
EXISTING - ZONED: B-1(CD)
PROPOSED - ZONED: B-1(CD)

B1
4000 SF

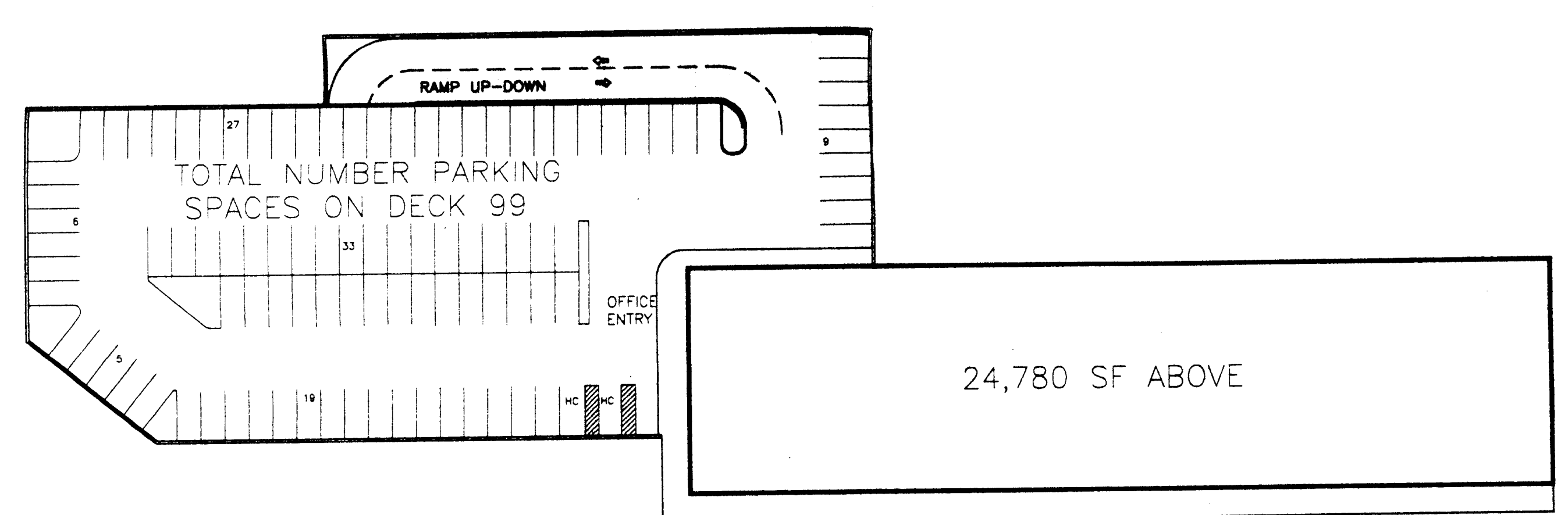
15,000 SF
FIRST LEVEL

2-STORY
27,420 SF

LOT 3
NET AREA: 109,362 SQ.FT.
OR 2.510 ACRES
ZONED: B-1(CD)

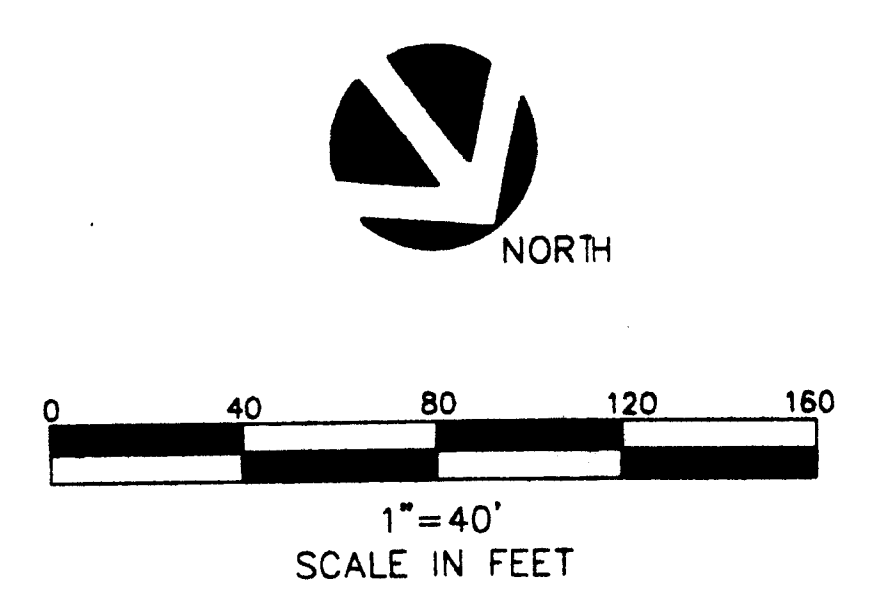
NOW OR FORMERLY
NEW HORIZON HOSPITALITY AND
HTW INVESTMENT PARTNERS, INC.
TAX PARCEL 047-312-05

NOW OR FORMERLY
FINANCIAL ENTERPRISES III LLC
TAX PARCEL NO. 047-271-03



TOTAL NUMBER PARKING SPACES
INCLUDING DECK 339.

NOW OR FORMERLY
CHARLOTTE MECKLENBURG HOSPITALITY AUTHORITY
TAX PARCEL NO. 049-311-08

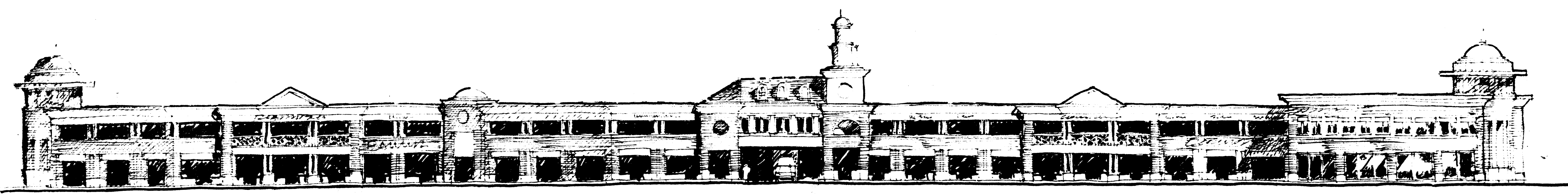




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CONCEPT ELEVATION

NORTH PARK
EXHIBIT "C"
SCHEMATIC FRONT ELEVATION

Project
Sheet Title

Division President
VRETTOS
Project Manager
HOLLIFIELD
Project Architect
WAGNER
Drawn By
TMW
Date Draw

Revisions
No. Date
No. Date
No. Date
No. Date
No. Date
No. Date
No. Date
No. Date
No. Date
No. Date
Issue Date: **5-20-99**

Project Number
03-1994-00

Building Sheet
RZ-3